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Skidmore, Owings & Merrill — Memorandum

Date: July 24, 1981

To: [redacted] STAT

From: Walter Arensberg, SOM

Subject: Draft Outline of Environmental Impact Assessment

Introduction

This memo contains the outline of the Environmental Impact Assessment which Skidmore, Owings & Merrill has proposed in accordance with Task 1.4 of the Work Program for the Central Intelligence Agency's Master Plan project. We would appreciate your comments on the draft EIA outline so that we may revise it and issue a final outline.

The outline is based on guidelines found in two documents, the National Capital Planning Commission's "Revised Environmental Policies and Procedures" (Federal Register, Vol. 44, No. 218, November 8, 1979), and the General Services Administration's Order No. PBS 1095.4A, "Preparation of Environmental Impact Assessments and Impact Statements," October 5, 1979. It should be noted that the sequence of items under IV.B, Impacts, is preliminary and may be changed. Also, the descriptions of analyses to be carried out under each item is not meant to be exhaustive. As the planning process moves ahead, and as our consultation with local agencies develops, additional issues may be added.

Outline

I. Summary

II. Purpose of and Need for Project.

- A. Description of the proposed Master Development Plan
- B. Background information and Rationale for the Consolidation - not all personnel accommodated by original facility; 1972 Preliminary Master Plan approved; project would enhance efficiency of Agency operations, generate time savings, improve security.
- C. Planning Process - NCPC and other agencies.

III. Alternatives Considered

- A. No change.
- B. Partial consolidation.

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C. Siting options: building locations, heights, massing; parking configurations (surface and structured); phasing.

IV. Environmental Assessment: Impacts and Mitigating Measures.

A. Overall assessment methodology and summary impact matrix.

B. Impacts.

1. Subsurface Conditions: effects due to soil types, underground water levels.

2. Landforms: effects on slope stability, drainage patterns, runoff.

3. Vegetation: maintenance of existing wooded areas and plantings to maximum extent possible; compliance with Fairfax Environmental Quality Corridor guidelines.

4. Water and Sewer: adequacy of existing water supply and sanitary sewer system; compliance with County and regional treatment guidelines for sewer discharge.

5. Storm Drainage: adequacy of existing system and compliance with County storm water detention guidelines.

6. Energy Conservation: adequacy of existing power supply system; measures to conserve energy consumption in new facilities through advanced design of buildings and systems.

7. Solid Waste: estimated contribution by new development to local disposal and landfill facilities.

8. Traffic: additional peak hour vehicle trips generated by new development; projected volumes at major site access points; measures to mitigate traffic impacts on local access roads; policies regarding car and van pooling by Agency employees; impacts on bus service to Agency; possible changes in commuting patterns; reduction in Agency shuttle service; truck access patterns; traffic impacts during construction.

9. Air Quality: Additional emissions from increased automobile traffic; impacts due to construction.

10. Noise: additional traffic noise; noise impacts during construction.

11. Land Use: change in percentage of site developed; potential usage of Scattergood Thorne tract.

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12. Zoning: compatibility with Fairfax zoning ordinance.

13. Aesthetic: general policy of buffering Agency from surrounding area; preservation of tree buffers; limitations on height and massing of buildings; new landscaping; limitation of amount of new parking and use of parking structures.

14. Historic Preservation: avoidance of development that may interfere with Historic Districts or other designated structures.

14. Socio-Economic: GSA plans for using or releasing office space vacated by Agency personnel; regional employment shifts.

15. Community Services: adequacy of local fire protection, ambulance services, and refuse collection services to cover new development.

16. Local Plans and Policies: compatibility with plans and policies of;

- General Services Administration
- National Capital Planning Commission
- Fairfax County
- Metropolitan Washington Council of Governments
- Northern Virginia Planning District Commission
- Virginia Department of Highways and Transportation
- National Park Service
- Local utility companies

V. Listing of Agencies and Persons Consulted

VI. Listing of Reports and Documents Referenced.

VII. Technical Appendices.

A. Traffic
B. Air and Noise
C. Natural Features
D. Utilities
E. Water, Sewer and Drainage

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